



UNIT
8

HEATHROW
AIRPORT
& M25

ESTATE
ENTRANCE

NORTH CIRCULAR
ROAD / A406 &
CENTRAL LONDON

A4 (GREAT WEST RD)

UNIT
8

HIGH QUALITY WAREHOUSE

FULLY REFURBISHED

TO LET 9,592 SQ FT

GREAT WEST TRADING ESTATE | GREAT WEST ROAD | BRENTFORD | TW8 9DN

DESCRIPTION

Unit 8 comprises a mid-terraced warehouse unit with ancillary office accommodation over ground and first floors. To the front of the unit is an electric level up & over loading door, and car parking spaces.

The estate provides 24-hour security and has direct frontage onto the A4 Great West Road.

Other nearby occupiers include Safestore, Sky, Wolseley, Renault, Henfield Storage and GXO.



UNIT 8	SQ FT	SQ M
GF Warehouse	8,104	752.9
GF Offices	744	69.1
FF Offices	744	69.1
TOTAL (GEA)	9,592	891.1

Subject to final measurements.



**MINIMUM EAVES HEIGHT
6m RISING TO 6.75m**



NEW INSULATED ROOF



SOLAR PV PANELS



**NEW UP AND OVER
LOADING DOOR**



WAREHOUSE LIGHTING



**NEW GROUND &
FIRST FLOOR OFFICES**



**NEW WCs INCL.
ACCESSIBLE FACILITIES**



**NEW ELECTRICAL
DISTRIBUTION & WIRING**



**NEW VRF HEATING/COOLING
SYSTEM TO OFFICES**



**SIGNAGE POTENTIAL
FACING THE A4**

UNIT
8



**GOLDEN MILE
LOCATION**



**HEATHROW AIRPORT
8 MILES**



**WEST END
8 MILES**



**BRENTFORD STATION
10 MINUTE WALK**



**OVER 70,000
VEHICLES PASS ALONG
THE A4 DAILY**



**GREAT WEST
TRADING
ESTATE**

The Great West Trading Estate is located on the south side of the Great West Road (A4) in Brentford.

The estate is located on the “Golden Mile” stretching between Brentford and Chiswick. The name commonly refers to the historic commercial corridor along the A4/M4 in Hounslow, West London, known for its Art Deco buildings and industrial history, which recently marked its centenary.

London's West End is approximately 8 miles to the east and London Heathrow is approximately 8 miles to the West.

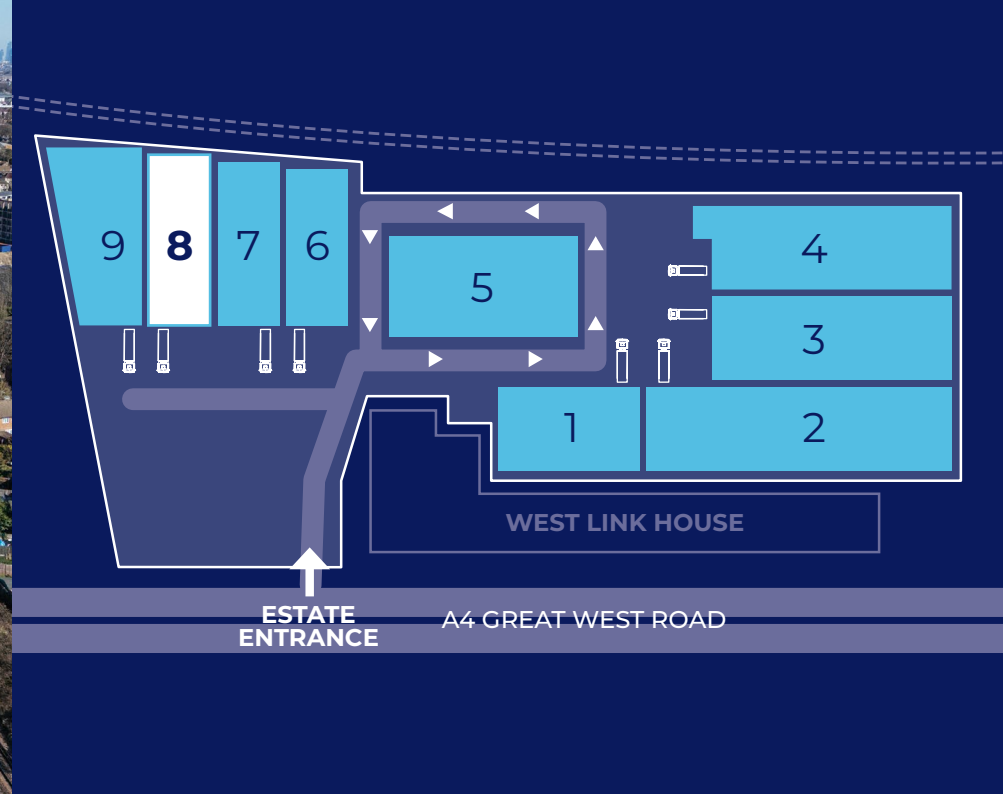
Brentford Mainline station is approximately 10 minutes walk from the estate and connects to London Waterloo in approximately ½ an hour. Boston Manor on the Piccadilly Line is the nearest London underground station.



[/// what3words.com/froth.rails.discrepancy](https://www.what3words.com/froth.rails.discrepancy)



TW8 9DN



TERMS

Unit 8 is available on a new Full Repairing & Insuring lease on terms to be agreed. Rent upon application.

VAT

We have been advised that VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs.

RATES

Business rates information available either from the agents or from London Borough of Hounslow.

ENERGY PERFORMANCE CERTIFICATE

EPC is to be reassessed post refurbishment.

AML

Any interested party will be required to provide the agents with company information to comply with anti-money laundering legislation.

VIEWING

Strictly through prior arrangement with the joint agents Knight Frank & Vokins.


Knight Frank

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